179.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	694,500 / 694,500
					USE VALUE:	694,500 / 694,500
					ASSESSED:	694,500 / 694,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
400		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JANELLE CALIXTE J/LIFE ESTATE	
Owner 2:	JANELLE HENRIETTA	
Owner 3:		
Street 1:	400 APPLETON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	BRUNO MARY E -
Owner 2:	LIFE ESTATE -
Street 1:	400 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .255 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 2058 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11120.000	215,300	4,400	474,800	694,500
Total Card	0.255	215,300	4,400	474,800	694,500
Total Parcel	0.255	215,300	4,400	474,800	694,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.46 | /Parcel: 337.46

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 122012

GIS Ref

GIS Ref

Insp Date 08/09/18

!14131!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	215,300	4400	11,120.	474,800	694,500		Year end	12/23/2021
2021	101	FV	207,600	4400	11,120.	474,800	686,800		Year End Roll	12/10/2020
2020	101	FV	207,700	4400	11,120.	474,800	686,900	686,900	Year End Roll	12/18/2019
2019	101	FV	189,200	4400	11,120.	520,000	713,600	713,600	Year End Roll	1/3/2019
2018	101	FV	187,400	3700	11,120.	399,400	590,500	590,500	Year End Roll	12/20/2017
2017	101	FV	187,400	3700	11,120.	376,800	567,900	567,900	Year End Roll	1/3/2017
2016	101	FV	187,400	3700	11,120.	346,700	537,800	537,800	Year End	1/4/2016
2015	101	FV	186,500	3700	11,120.	324,000	514,200	514,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:23:44

LAST REV

Date	Time
02/28/19	10:49:37

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14131

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRUNO MARY E	35484-128		5/17/2002	Family	99	No	No		
BRUNO MARY	26659-515		9/11/1996		1	No	No		F

USER DEFINED

Prior Id # 1:	122012
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	Inspected	CC	Chris C
7/9/2018	MEAS&NOTICE	CC	Chris C
1/22/2013	Meas/Inspect	JBS	JOHN S
10/17/2008	Meas/Inspect	163	PATRIOT
12/22/1999	Meas/Inspect	264	PATRIOT
7/22/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11120		Sq. Ft.	Site		0	70.	0.61	6			Med. Tr	-10					474,770						474,800	

Total AC/HA:	0.25528	Total SF/SM:	11120	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	474,770	Spl Credit		Total:	474,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	132.300
Other Features:	81722
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312100
Depreciation:	96751
Depreciated Total:	215349

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

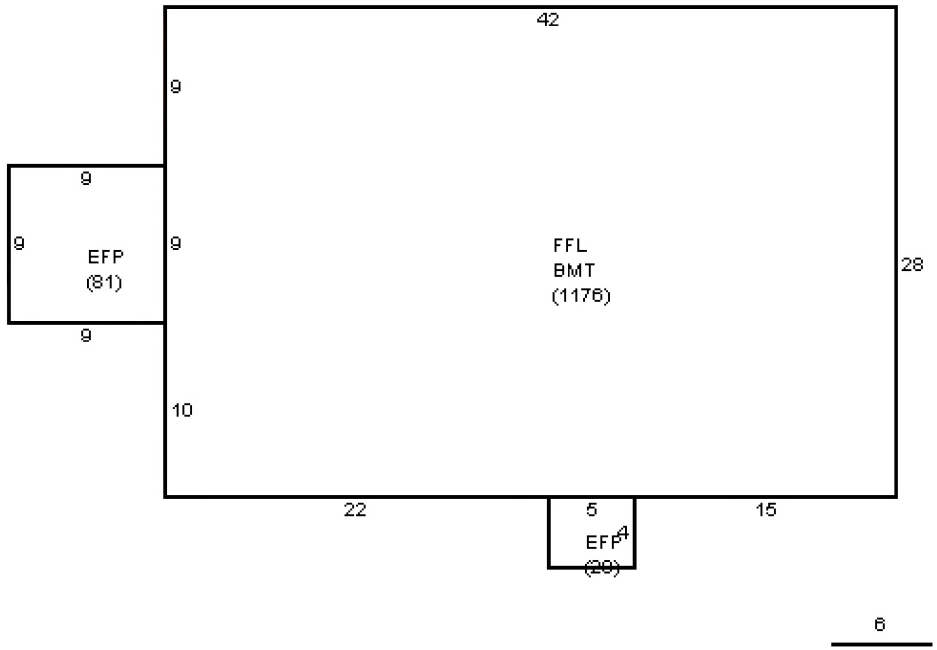
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	132.30
Special Features:	0	Val/Su Net:	87.77
Final Total:	215300	Val/Su SzAd	183.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,176	59.040	69,430
FFL	First Floor	1,176	132.300	155,585
EFP	Enclos Porch	101	53.100	5,363

Net Sketched Area:	2,453	Total:	230,378
Size Ad	1176	Gross Area	2453	FinArea	2058
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1951	25.42	T	40	101			3,700			3,700
2	Frame Shed	D	Y	1	8X12	A	AV	2001	0.00	T	14.4	101						
19	Patio	D	Y	1	10X18	A	AV	2000	4.33	T	15.2	101			700			700

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400

IMAGE

AssessPro Patriot Properties, Inc